



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION *HW*

**FROM:** NATHAN WILLIAMS, AICP, PLANNER II  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JULY 2, 2014

**SUBJECT:** S14-06 THE RESERVES AT VAL VISTA: REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 90 SINGLE FAMILY HOME LOTS (LOTS 1-90) ON APPROXIMATELY 45 ACRES OF REAL PROPERTY LOCATED SOUTH OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND RIGGS ROAD IN THE SINGLE FAMILY RESIDENTIAL - 10 (SF-10) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

To allow for the development of a 90 lot residential subdivision within the Santan Character Area, in compliance with the Development Plan.

### RECOMMENDED MOTION

Approval of the Preliminary Plat for The Reserves at Val Vista, approximately 45 acres consisting of 90 single family lots, generally located south of the southeast of the southeast corner of Val Vista Drive and Riggs Road zoned Single Family – 10 (SF-10) with a Planned Area Development (PAD) overlay.

## **APPLICANT/OWNER**

Company: EPS Group  
Name: Drew Huseth  
Address: 2045 S. Vineyard Ave. Suite 101  
Mesa, AZ 85210  
Phone: 480-503-2250  
Email: [drew.huseth@epsgroupinc.com](mailto:drew.huseth@epsgroupinc.com)

Company: Reserves at Val Vista  
Name: Joe Brekan  
Address: 1400 E. Southern Ave.  
Tempe, AZ 85282  
Phone: 602-330-5785  
Email: [joebrekan@gmail.com](mailto:joebrekan@gmail.com)

## **BACKGROUND/DISCUSSION**

### **History**

#### *Date*

#### *Action*

*December 19, 2006*

The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.

*March 6, 2007*

The Town Council adopted Resolution No. 2748 and Ordinance No. 1916 (GP06-08 and Z06-84) that changed the land use and zoning designations for the Reserves at Val Vista I and II, including the 45 acre subject site (Reserves at Val Vista I) from Residential > 0-1 DU/ Acre to Residential > 1-2 DU/ Acre and rezoning from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.

*January 26, 2012*

The Town Council adopted Ordinance No. 2356 (Z11-20) that changed the zoning designation for the 45 acre subject site from SF-15 PAD (Reserves at Val Vista I) to SF-35 PAD (The Val Vista Country Square PAD), for a congregate living facility on the subject site.

*May 7, 2014*

The Planning Commission reviewed Z14-13 as a Study Session item.

*June 4, 2014*

The Planning Commission continued Z14-13 to the July 2, 2014 Planning Commission meeting.

### **Overview**

The Reserves at Val Vista is a 45 acre subdivision that will enjoy scenic views of the surrounding mountains within the Santan Area and is located west of the existing Adora Trails master planned community and the existing RWCD canal. The Reserves at Val Vista contains 90 units with an overall average density of 2 DU / Acre. The project has been planned to provide semi-large lot residential homes within a master planned community with significant open space and trails.

The Reserves at Val Vista proposes to develop a residential subdivision within the Santan Character Area, which offers large lots (11,900 – 12,600 sq. ft. minimum) that remain compatible with the land use classification on the subject site (Residential > 1-2 DU/ Acre) and the surrounding parcels. The requested change can be compared to the past approval for The Reserves at Val Vista – this project will provide 25 more lots than The Reserves at Val Vista I, which had 65 lots (20,000 sq. ft. in area). The change in density remains in conformance with the current land use designation (Residential 1-2 DU/ Acre).

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Large lot residential uses
South	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Agrarian/ Equine Uses
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	City of Chandler - Medium Density Residential	Residential PAD – Lots approx. 7,500 sq. ft. in area	Sun Groves subdivision
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

**Pre-Plat Summary**

The two lot sizes (11,900 – 12,600 sq. ft. minimum) proposed are consistent with the rezoning, Z14-13 within the SF-10 with PAD overlay zoning district. The larger lots are located on the majority of the site and the slightly smaller lots are located in the south and east portion of the site. A combination of sidewalks and decomposed granite trails connects the open space areas of the subdivision and the trail along the RWCD canal on the eastern portion of the site, creating a pedestrian friendly environment for outdoor activities.

The main access to the subject site would be via Val Vista Drive, directly west of the subject site. The proposed Preliminary Plat and Development Plan for The Reserves at Val Vista utilize two (2) access points directly from Val Vista Drive. Secondary/emergency access is anticipated to be provided to the north, across an RWCD easement into an anticipated future residential development (Puri Farms, Z14-08). This connection was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as two separate projects. This first project is the 45.85 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the future second project will be the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

The accompanying zoning case is amending the development standards that are reflected in this preliminary plat. See table below for all development standards:

**Site Development Standards:**

	<b>LDC Conventional</b>	<b>Proposed Development for The Reserves at Val Vista (Z14-13)</b>
Zoning District:	SF-10	SF-10 PAD
Number of Lots/ Density	N/A	90 lots (Density - 2 DU/ Acre)
Minimum Lot Area (sq. ft.)	10,000 sq. ft.	<b>11,900 sq. ft.</b> (22 lots) <b>12,600 sq. ft.</b> (68 lots)
Minimum Lot Dimensions (ft.)	85' x 110'	85' x <b>140'</b> (22 lots) <b>90' x 140'</b> (68 lots)
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories
Setbacks: Front Yard Side Yard Rear Yard	25' 10'/10' 30'	25' 10'/10' 30'
Lot Coverage	45% single story 40% two/ three-story	45% single story 40% two/ three-story

\* *Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

The plan as shown is in substantial conformance with the rezoning development plan. This project is planned as a single phase.

**Open Space Plan**

Open space areas are located throughout the site to provide both buffers to surrounding large lot residential and a great deal of active open space. The main active open space area is centrally located with community amenities that draw people and promote interaction through the extensive trail system on the site and connecting to the required 10' wide decomposed granite trail located along the RWCD canal and will tie into the future trail improvements as other residential communities develop, notably the Puri Farms development to the north.

The Open Space Plan will be considered by the Design Review Board (DRB) on July 10, 2014, subject to Planning Commission's condition for the Preliminary Plat, noting approval of the Open Space Plan by the DRB.

**PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

A neighborhood meeting was held on February 20, 2014. Comments included access and improvements to Val Vista Drive, infrastructure improvements, perimeter walls, trails, 2-story homes, and the relationship to the Puri Farms rezoning to the north.



## **SCHOOL DISTRICT COMMENTS**

The School District has not commented.

## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-06: The Reserves at Val Vista Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

## **STAFF RECOMMENDATION**

Move to approve the findings and **S14-06, The Reserves at Val Vista**, approximately 45 acres consisting of 90 single family lots, generally located south of the southeast corner of Val Vista Drive and Riggs Road zoned Single Family – 10 (SF-10) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The approval of the Preliminary Plat will be contingent upon Town Council approval of Z14-13: The Reserves at Val Vista on July 31, 2014.
2. The Final Plat for **S14-06, The Reserves at Val Vista** shall be contingent upon and in substantial conformance with Exhibit 3 as approved by Town Council on July 31, 2014, Exhibit 4 as approved by the Planning Commission July 2, 2014 and Exhibit 5, the Open Space Plan to be approved by the Design Review Board on July 10, 2014.

Respectfully submitted,



Nathan Williams, AICP  
Planner II

**Attachments:**

Attachment 1: Notice of Public Hearing

Attachment 2: Aerial

Attachment 3: Development Plan

Attachment 4: Preliminary Plat (5 pages)

Attachment 5: Open Space Plan (10 pages)

S14-06

Attachment 1: Notice of Public Hearing

July 2, 2014

## Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, July 2, 2014\* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Thursday, July 31, 2014\* TIME: 7:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**

**50 E. Civic Center Drive**

**\* Call Planning Department to verify date and time: (480) 503-6700**

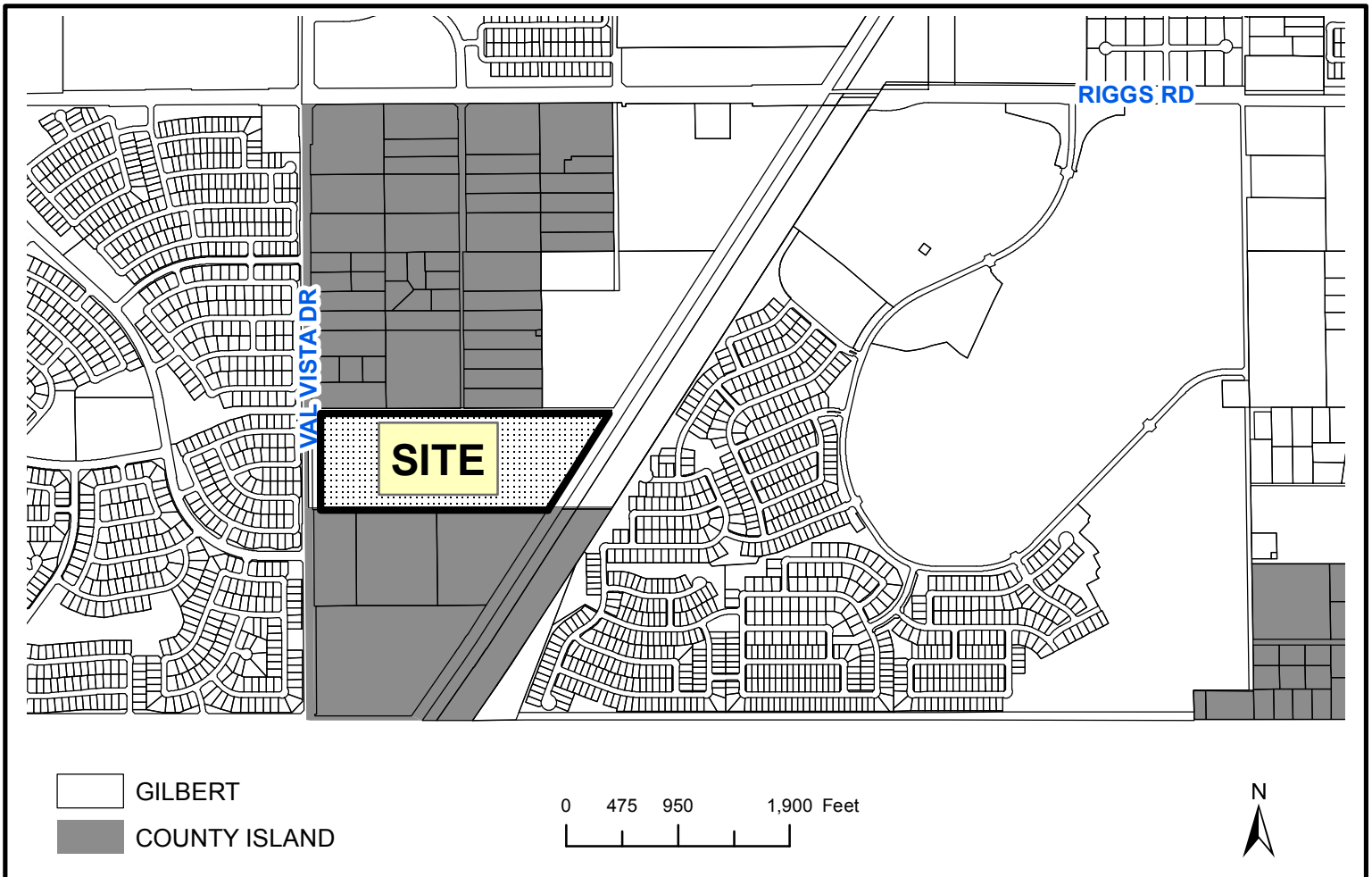
### **REQUESTED ACTION:**

Z14-13: Request to rezone approximately 45.85 acres of real property generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area and lot dimensions and internal street cross-section. The effect of the rezoning will be to allow a residential development with approximately 90 home lots.

S14-06: The Reserves at Val Vista: Request to approve Preliminary Plat and Open Space Plan for 90 home lots (Lots 1-90) on approximately 45 acres of real property located south of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **SITE LOCATION:**



**APPLICANT: EPS Group, Inc.**

**CONTACT: Drew Huseh**

**ADDRESS: 2045 S. Vineyard, Suite 101**

**Mesa, AZ 85210**

**TELEPHONE: (480) 503-2250**

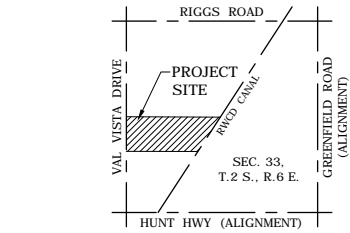
**E-MAIL: [drew.huseh@epsgroupinc.com](mailto:drew.huseh@epsgroupinc.com)**







VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P  
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED  
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC  
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)  
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 45.8 ACRES  
NET AREA: +/- 43.3 ACRES  
(EXCLUDING 65' VAL VISTA DR. R/W AND 20' RWCD R/W)

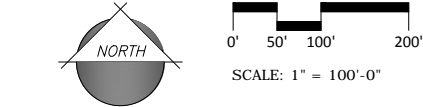
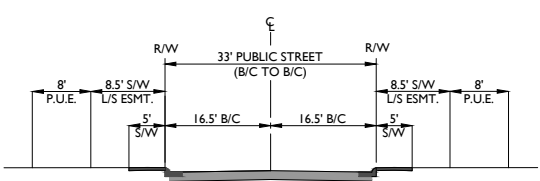
NO. OF LOTS: 90 LOTS  
GROSS DENSITY: 2.0 DU/AC

PROJECT TEAM

**PROPERTY OWNER:**  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH, AICP

PUBLIC STREET CROSS SECTION



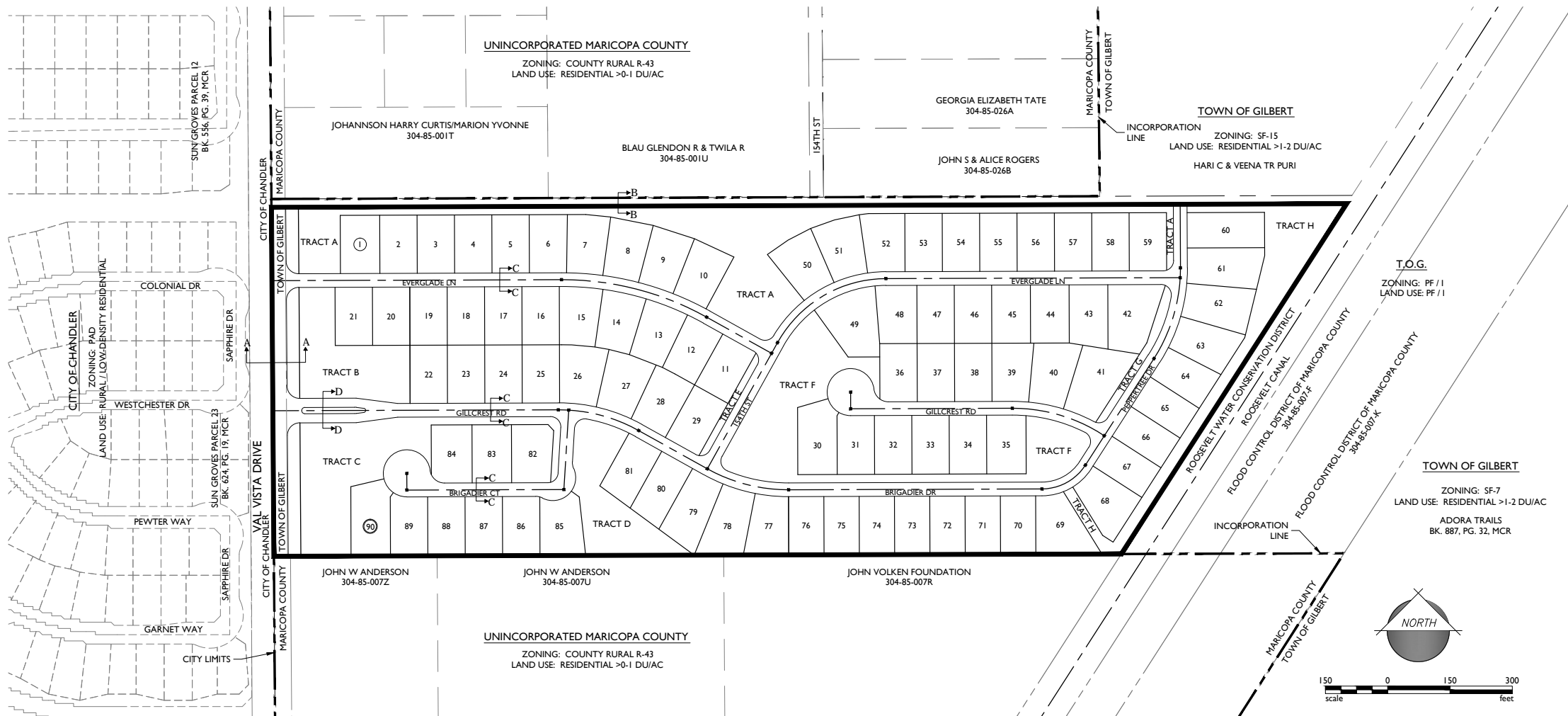
S14-06  
Attachment 3: Development Plan  
July 2, 2014



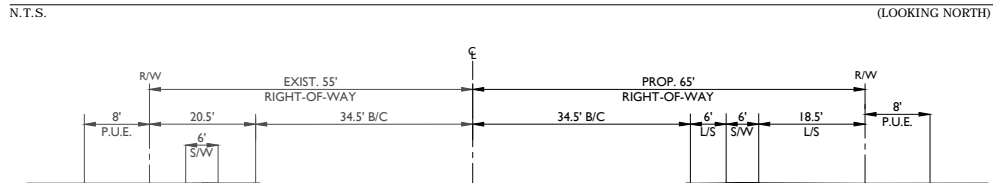
14-008

# PRELIMINARY PLAT FOR RESERVES at VAL VISTA

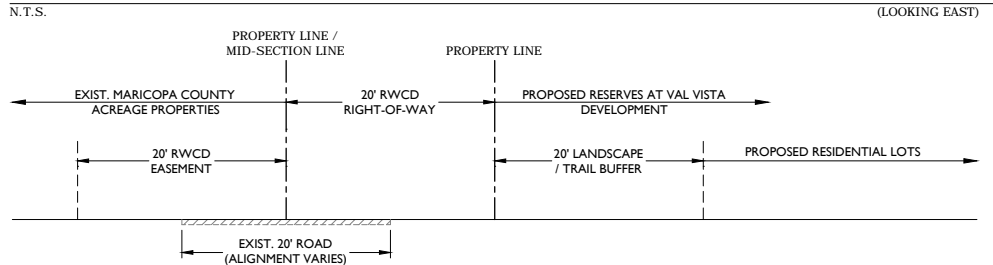
A PORTION OF THE SOUTHWEST QUARTER, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA



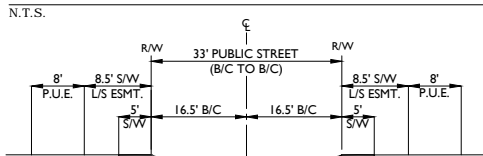
## VAL VISTA DRIVE - SECTION A-A



## RWCD EASEMENT - SECTION B-B



## PUBLIC STREET - SECTION C-C



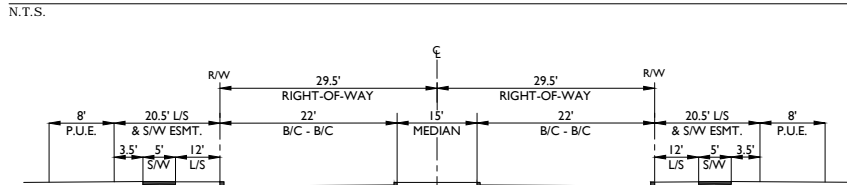
## BASIS OF BEARING

THE WEST LINE OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST.  
ASSUMED BARING: S 0°24'18" E

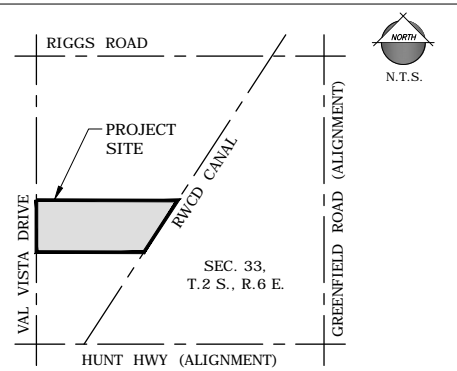
## BENCHMARK

C.O.C. BC AT WEST QUARTER SECTION 33, TOWN 2 SOUTH, RANGE 6 EAST  
ELEVATION = 1,284.63' (TOD DATUM)

## ENTRY BOULEVARD - SECTION D-D



## VICINITY MAP



## PROJECT TEAM

PROPERTY OWNER:  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

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2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH

## PROJECT DATA

A.P.N.  
CURRENT LAND USE:  
EXISTING GENERAL PLAN:  
EXISTING ZONING:  
PROPOSED ZONING:

304-85-007P  
AGRICULTURE / UNDEVELOPED  
RESIDENTIAL > 1 - 2 DU/AC  
SINGLE FAMILY-35 PAD (SF-35 PAD)  
SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA:  
NET AREA:

+/- 44.6 ACRES  
+/- 43.3 ACRES  
(EXCLUDING VAL VISTA DR. R/W)

NO. OF LOTS:  
LOT SIZES:

85'x140'  
90'x140'

22 LOTS (24%)  
88 LOTS (76%)  
90 LOTS (100%)

GROSS DENSITY:

2.0 DU/AC

OPEN SPACE:  
OPEN SPACE (GROSS):  
OPEN SPACE (NET):

10.69 AC.  
+/- 23.97%  
+/- 24.68%

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- A LOOPED WATER SYSTEM TO RIGGS ROAD VIA 154TH OR 156TH STREET WILL BE REQUIRED. IF CONSTRUCTION OF THIS DEVELOPMENT AND THE ADJACENT PROPOSED PURI FARMS DEVELOPMENT CANNOT PROCEED AT THE SAME TIME, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO PROVIDE A LOOPED WATER SYSTEM.

## DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE TOWN OF GILBERT DEVELOPMENT STANDARDS FOR THE SINGLE FAMILY-10 (SF-10) ZONING DISTRICT. LAND DEVELOPMENT CODE, CHAPTER 1, ARTICLE 2.1

## UTILITIES

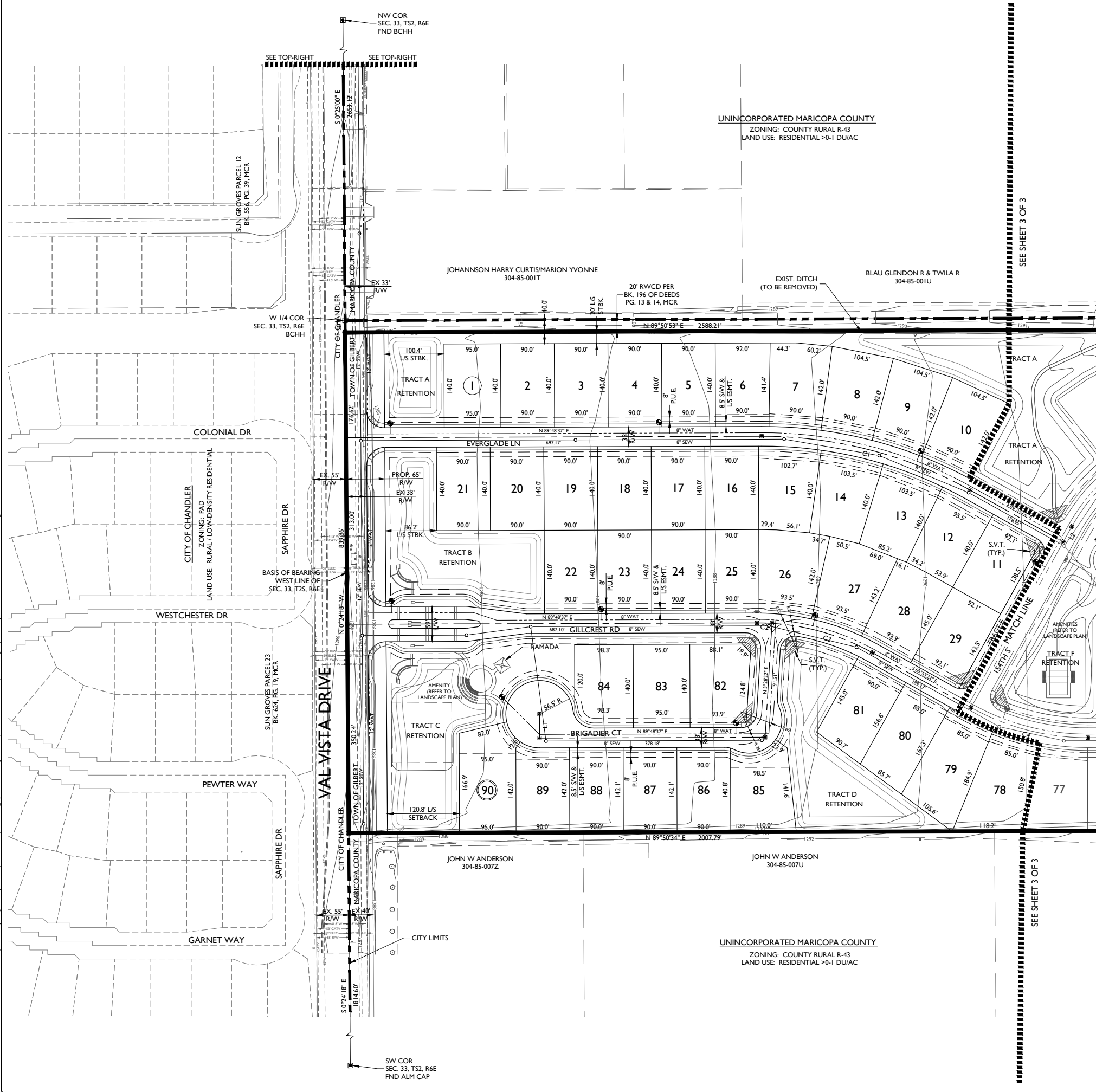
WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
REFUSE  
CABLE TV

TOWN OF GILBERT  
TOWN OF GILBERT  
SOUTHWEST GAS  
SALT RIVER PROJECT (SRP)  
CENTURYLINK / COX  
TOWN OF GILBERT  
CENTURYLINK / COX

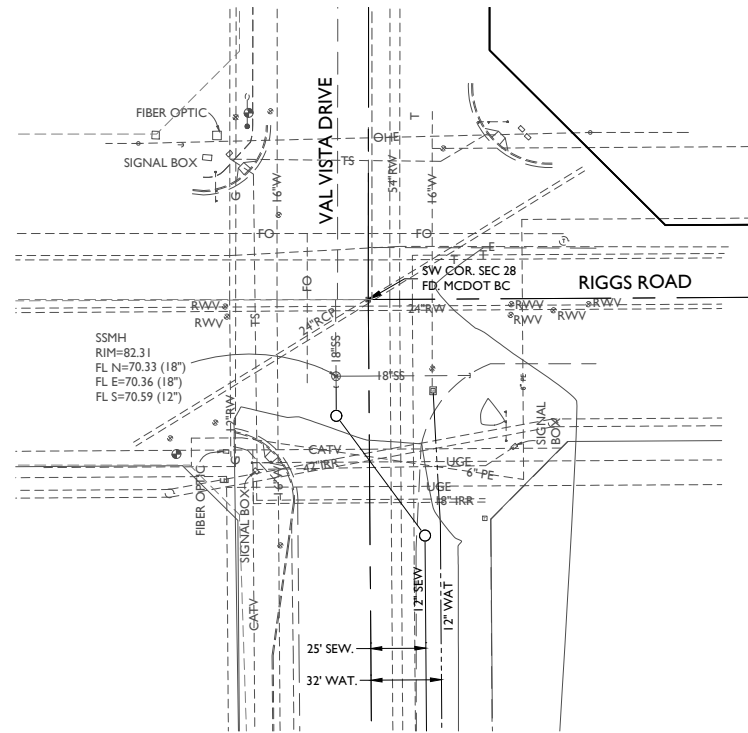
## TRACT TABLE

TRACT	USE	AREA
A	LANDSCAPE / RETENTION / MULTI-USE TRAIL	2.83 AC
B	LANDSCAPE / RETENTION	1.26 AC
C	LANDSCAPE / RETENTION / AMENITY	1.81 AC
D	LANDSCAPE / RETENTION	0.96 AC
E	LANDSCAPE	0.10 AC
F	LANDSCAPE / RETENTION / AMENITY	2.11 AC
G	LANDSCAPE	0.17 AC
H	LANDSCAPE / RETENTION / MULTI-USE TRAIL	1.45 AC
TOTAL		10.69 AC

14-008



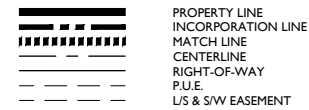
RIGGS ROAD & VAL VISTA DRIVE INTERSECTION



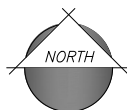
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N00°11'23\"W
L2	29.44'	N29°06'38\"E
L3	40.00'	N00°11'23\"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	364.87'	713.50'	360.91'	029°18'00\"
C2	25.28'	395.50'	25.28'	003°39'45\"
C3	176.97'	395.50'	175.50'	025°38'15\"
C4	204.55'	400.00'	202.33'	029°18'00\"
C5	317.82'	300.00'	303.17'	060°42'00\"
C6	234.54'	400.00'	231.19'	033°35'42\"
C7	124.44'	125.00'	119.36'	057°02'16\"
C8	206.85'	400.00'	204.55'	029°37'45\"
C9	23.65'	400.00'	23.65'	003°23'16\"

LEGEND



KEY MAP



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 F:480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

Project: **RESERVES AT VAL VISTA**  
Gilbert, AZ

**PRELIMINARY PLAT**

Revisions:

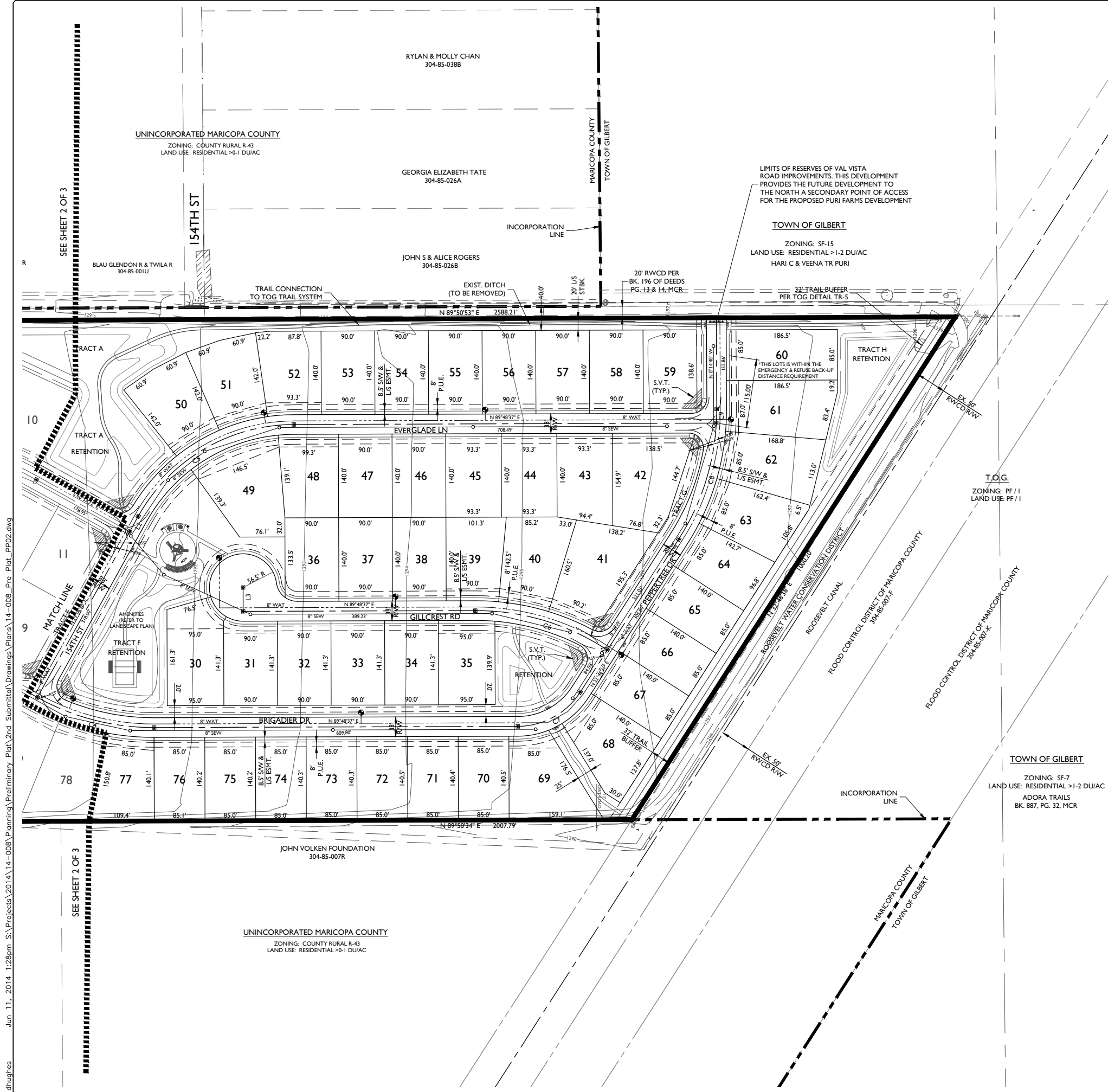
FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL	
APRIL 15, 2014 - 1ST SUBMITTAL	
MAY 22, 2014 - 2ND SUBMITTAL	
JUNE 11, 2014 - 2ND SUBMITTAL UPDATE	

Call or text for more information  
before you make any decisions

**ARIZONA**  
Professional Engineer  
41373  
BRYAN J. KITCHEN  
EXPIRES: 06/30/16

Designer: **APH**  
Drawn by: **DCH**

Job No.  
**14-008**  
**PP01**  
Sheet No.  
**2 of 3**



Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	13300.00	31	12808.97	61	16636.82
2	12600.00	32	12721.22	62	15844.86
3	12600.00	33	12721.22	63	14500.79
4	12600.00	34	12721.22	64	12617.60
5	12600.00	35	13412.50	65	11900.00
6	12719.16	36	12558.01	66	11900.00
7	13562.03	37	12600.00	67	11900.00
8	13523.67	38	12600.00	68	15335.84
9	13523.67	39	13286.09	69	16482.72
10	13523.67	40	15302.71	70	11939.01
11	12888.39	41	18963.82	71	11934.70
12	12943.94	42	18112.62	72	11930.40
13	13524.86	43	13751.62	73	11926.10
14	13457.88	44	13055.00	74	11921.80
15	13411.67	45	13055.00	75	11917.49
16	12600.00	46	12600.00	76	11919.30
17	12600.00	47	12600.00	77	13619.15
18	12600.00	48	13356.29	78	16068.40
19	12600.00	49	18458.95	79	16258.98
20	12600.00	50	14547.89	80	13766.79
21	12600.00	51	14547.89	81	13589.16
22	12600.00	52	14068.96	82	13640.35
23	12600.00	53	12600.00	83	13300.00
24	12600.00	54	12600.00	84	13583.17
25	12600.02	55	12600.00	85	14313.02
26	14688.90	56	12600.00	86	12790.49
27	14813.52	57	12600.00	87	12790.38
28	14320.58	58	12600.00	88	12785.55
29	13348.84	59	12595.99	89	12926.09
30	16168.73	60	15852.50	90	16694.29
TOTAL 1,214,751.30 SQ. FT.					

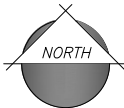
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C5	317.82'	300.00'	303.17'	060°42'00"
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C8	206.85'	400.00'	204.55'	029°37'45"
C9	23.65'	400.00'	23.65'	003°23'16"

LEGEND

- PROPERTY LINE
- INCORPORATION LINE / CITY LIMIT
- MATCH LINE
- CENTERLINE
- RIGHT-OF-WAY
- P.U.E.
- L/S & S/W EASEMENT

KEY MAP



2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

RESERVES AT VAL VISTA  
Gilbert, AZ

PRELIMINARY PLAT

Project:

Revisions:

FEBRUARY 13, 2014 - PRE APPLICATION SUBMITTAL

APRIL 15, 2014 - 1ST SUBMITTAL

MAY 22, 2014 - 2ND SUBMITTAL

JUNE 11, 2014 - 2ND SUBMITTAL UPDATE

Call at least two full working days before you need responses

Design: APH  
Drawn by: DCH

Job No.  
**14-008**  
PP02  
Sheet No.  
**3 of 3**





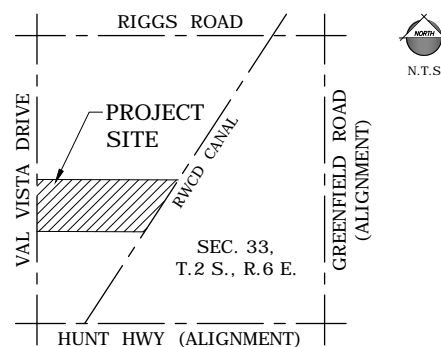


# THE RESERVES AT VAL VISTA

## GILBERT, ARIZONA



### VICINITY MAP



## Preliminary Landscape Design Package

Submitted: April 15, 2014

*Revised: May 22, 2014*

### PROJECT TEAM

#### OWNER:

**RESERVES AT VAL VISTA, LLC.**

1400 E. SOUTHERN AVE., SUITE 100

TEMPE, AZ 85282

TEL: (602) 330-5785

CONTACT: JOE BREKAN

#### LANDSCAPE ARCHITECT:

**EPS GROUP, INC.**

2045 S. VINEYARD, SUITE 101

MESA, AZ 85210

TEL: (480) 503-2250

FAX: (480) 503-2258

CONTACT: ALIZA SABIN, RLA, LEED AP



**S14-06**

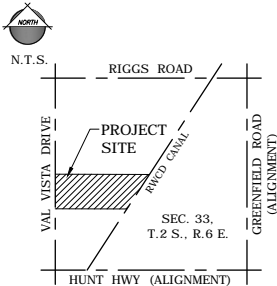
**Attachment 5: Open Space Plan (10 pages)**

**July 2, 2014**





VICINITY MAP



PROJECT DATA

A.P.N.	304-85-007P
CURRENT LAND USE:	AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING:	SINGLE FAMILY-35 PAD (SF-35 PAD)
PROPOSED ZONING:	SINGLE FAMILY-10 PAD (SF-10 PAD)
GROSS AREA:	+/- 44.6 ACRES
NET AREA:	+/- 43.3 ACRES (EXCLUDING VAL VISTA DR. 65' R/W)
NO. OF LOTS:	90
GROSS DENSITY:	2.0 DU/AC
OPEN SPACE:	10.69 AC.
OPEN SPACE (GROSS):	+/- 24.0%
OPEN SPACE (NET):	+/- 24.7%
TOTAL TURF AREA INCLUDING ACTIVE RECREATION AREA:	40,017 SF (0.92 AC)
ACTIVE RECREATION AREA:	16,940 SF (0.39 AC)

KEYNOTES

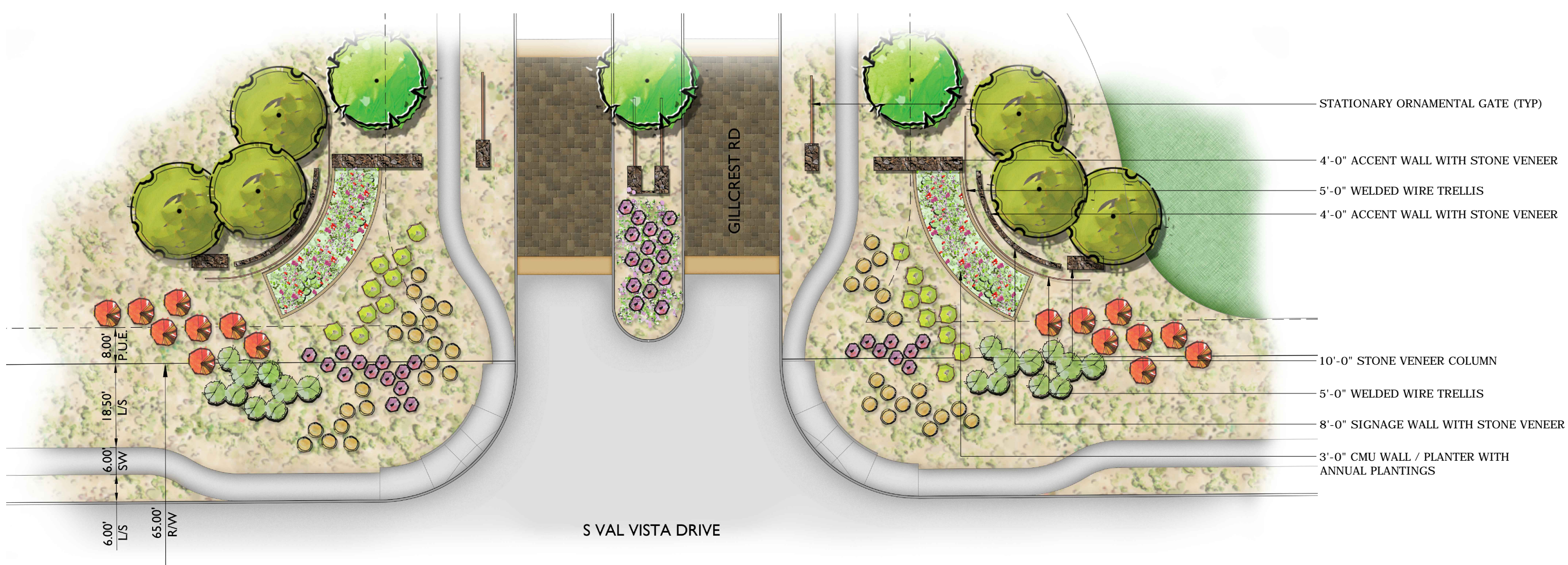
- 1 PRIMARY ENTRY MONUMENTATION
- 2 SECONDARY ENTRANCE
- 3 ACTIVE RECREATION AREA (TURF)
- 4 THEMATIC STREETScape
- 5 5' STABILIZED DECOMPOSED GRANITE TRAIL (TOTAL: 1,914')
- 6 10' DECOMPOSED GRANITE TRAIL (TOTAL: 1,002')
- 7 TOT LOT
- 8 SHADE STRUCTURE WITH PICNIC TABLE
- 9 PERGOLA SHADE STRUCTURE
- 10 TURF VOLLEYBALL COURT
- 11 TURF
- 12 RAMADA
- 13 AMPHITHEATER SEATING IN TURF
- 14 DECORATIVE PAVING
- 15 SHADE STRUCTURE WITH BENCH

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SHRUBS/ACCENTS	COMMON NAME	SIZE	GROUNDCOVERS	COMMON NAME	SIZE	
TREES										
	Acacia farnesiana 'Sierra Sweet'	Podless Sweet Acacia	24" Box/2" Cal.		Agave americana	Century Plant	5 Gal		Prostrate Acacia	1 Gal
	Acacia salicina	Willow Acacia	24" Box/2" Cal.		Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal		Thompson Baccharis	1 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box/2" Cal.		Bougainvillea species	Bougainvillea	5 Gal		Bush Morning Glory	1 Gal
	Dalbergia sissoo	Sissoo	24" Box		Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal		Trailing Indigo Bush	1 Gal
	Fraxinus velutina	Arizona Ash	24" Box		Dasylirion wheeleri	Desert Spoon	5 Gal		New Gold Lantana	1 Gal
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box		Dodonea viscosa	Hopbush	5 Gal		Purple Trailing Lantana	1 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box/2" Cal.		Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal		Prostrate Rosemary	1 Gal
	Pistacia chinensis	Chinese Pistache	24" Box/2" Cal.		Eremophila x SummerTime Blue	'Summertime Blue' Emu Bush	5 Gal		Katie Ruellia	1 Gal
	Quercus virginiana	Cathedral Live Oak	24" Box		Euphorbia rigida	Gopher Plan	5 Gal	TURF		
	Sophora secudiflora	Texas Mountain Laurel	36" Box		Hesperaloe funifera	Giant Hesperaloe	1 Gal		Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box		Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 Gal		Vegetative Groundcover with 5/8" Screened Decomposed Granite	Color: Table Mesa Brown or Equal, 2" Depth Min.
					Justicia spicigera	Mexican Honeysuckle	5 Gal			
					Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal			
					Leucophyllum zygomphyllum 'Cimarron'	Cimarron Sage	5 Gal			
					Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal			
					Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal			
					Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal			
					Penstemon eatoni	Firecracker Penstemon	1 Gal			
					Penstemon parryi	Parry's Penstemon	1 Gal			
					Ruellia peninsularis	Desert Ruellia	5 Gal			
					Salvia greggii	Autumn Sage	5 Gal			
					Senna nemophila	Desert Cassia	5 Gal			
					Tecoma stans 'Gold Star'	Yellow Bells	5 Gal			
					Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal			
					Yucca pallida	Pale Leaf Yucca	1 Gal			

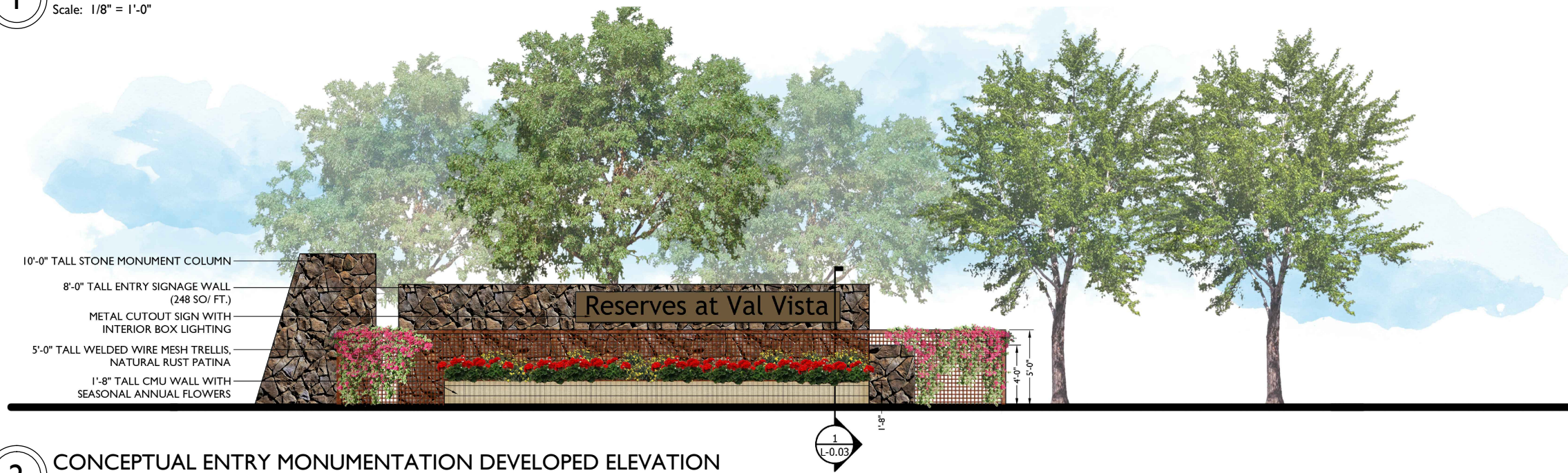






**1** CONCEPTUAL ENTRY MONUMENTATION PLAN

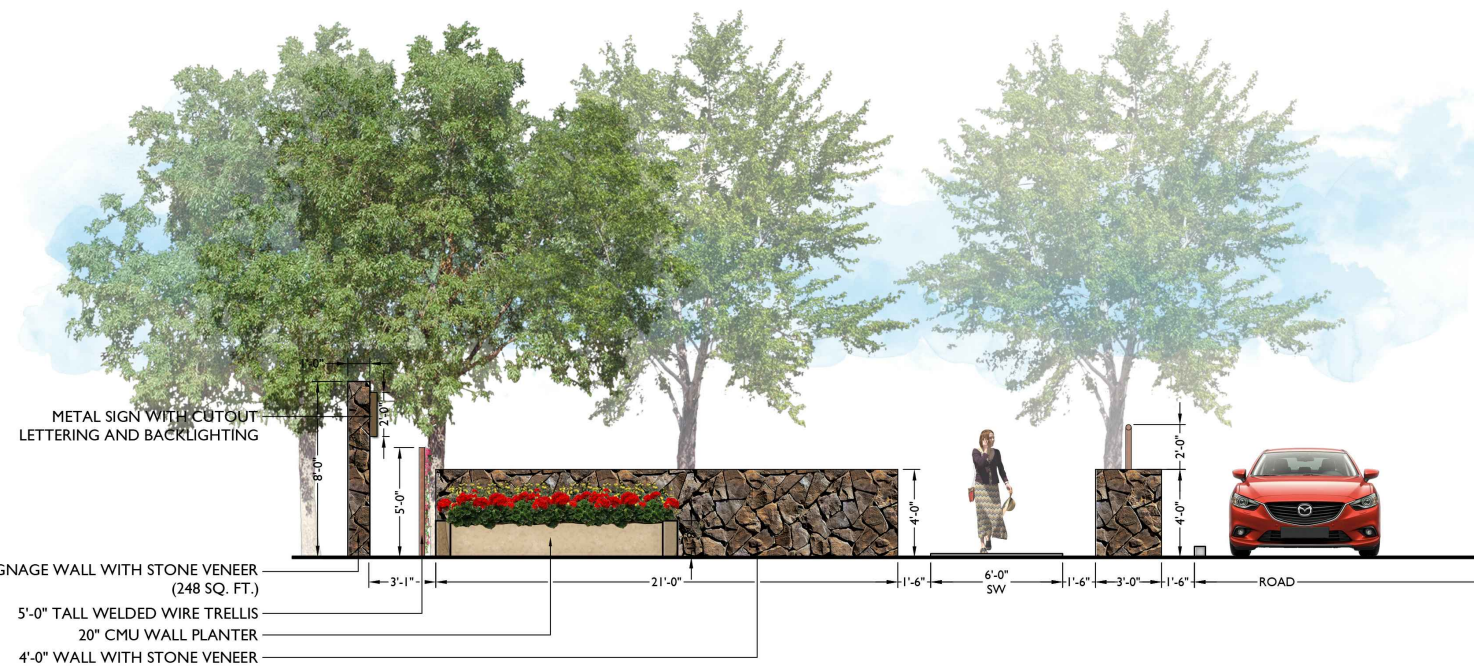
Scale: 1/8" = 1'-0"



**2** CONCEPTUAL ENTRY MONUMENTATION DEVELOPED ELEVATION

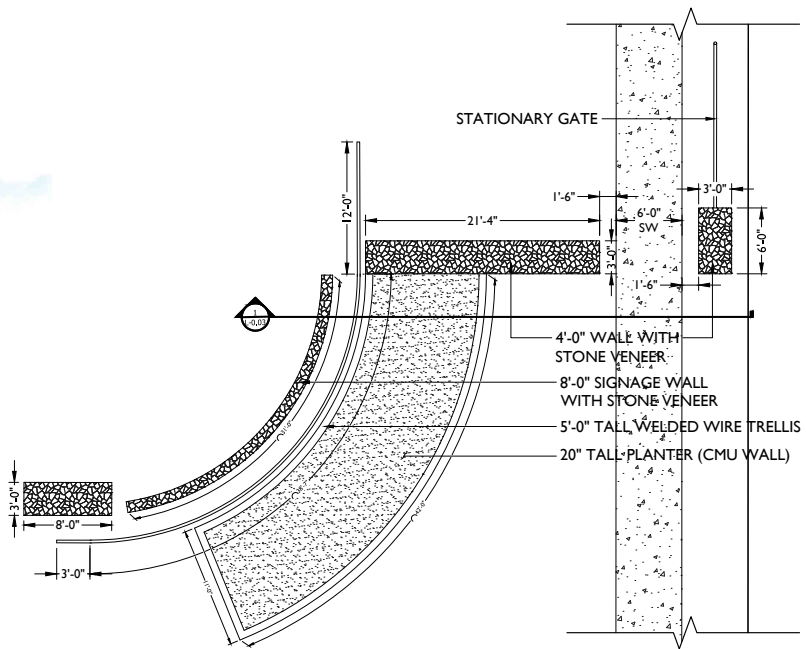
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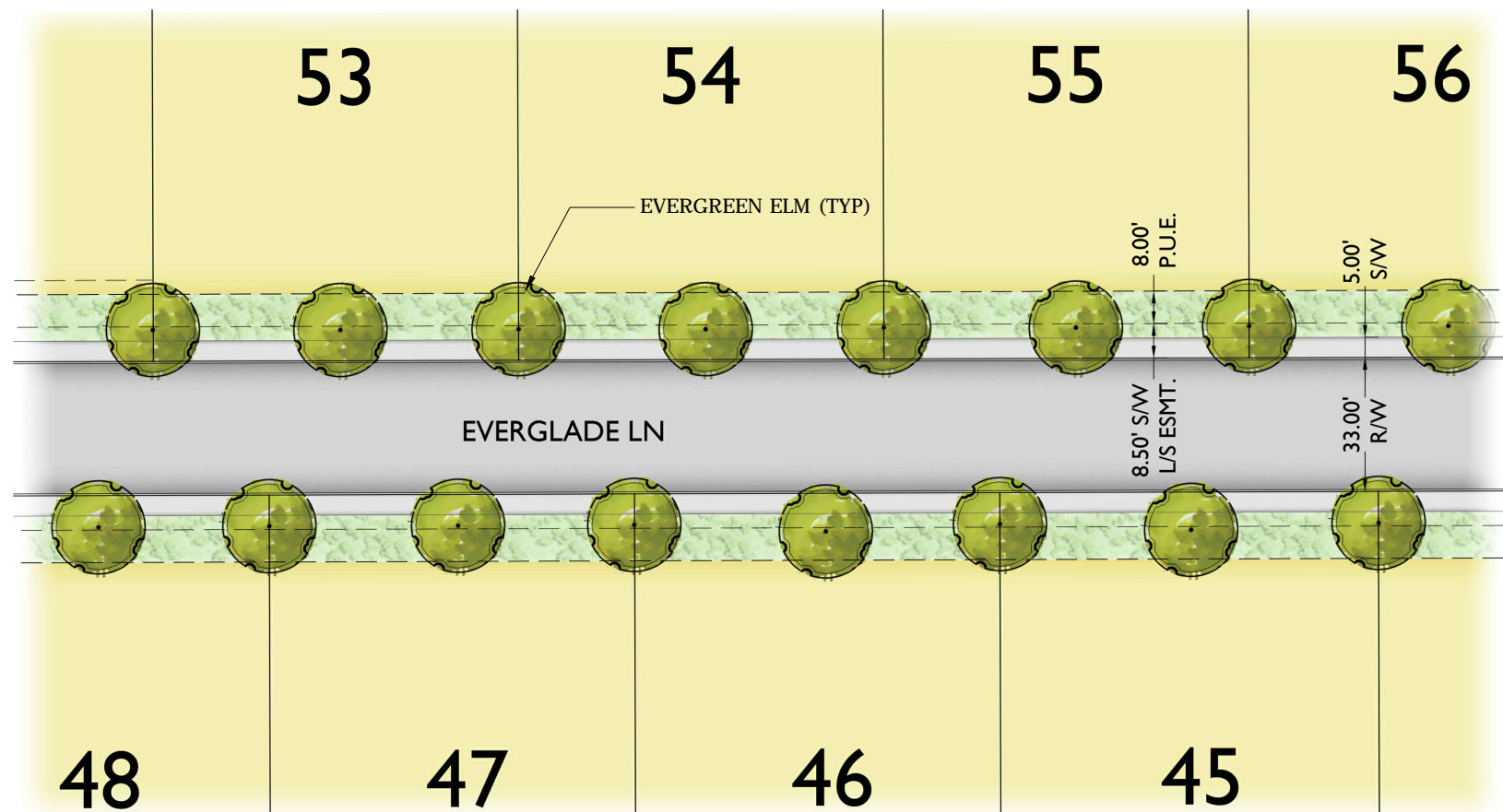
SECTION

PLAN



## 1 CONCEPTUAL ENTRY MONUMENTATION

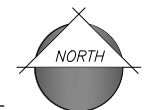
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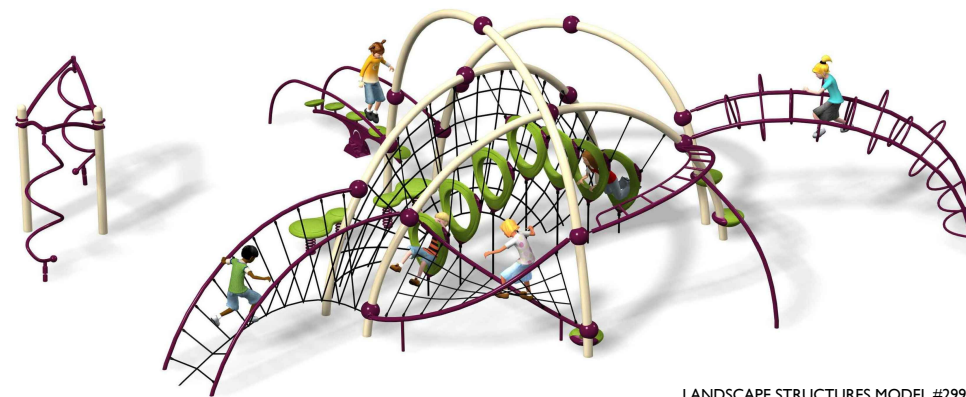
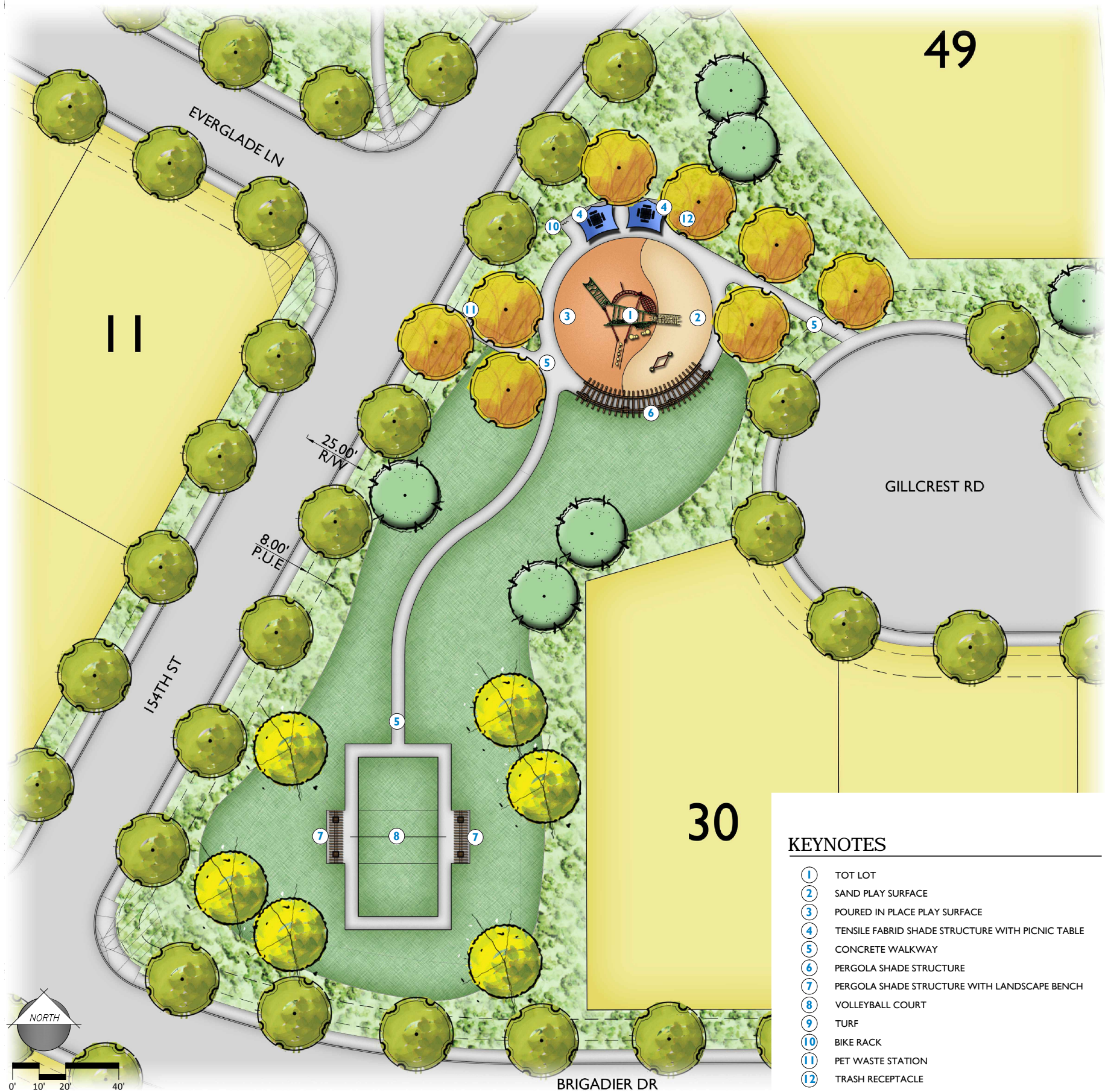
NOTE:  
STREET TREE TO BE INSTALLED AT TIME HOME  
CONSTRUCTION MAINTENANCE TO BE THE  
RESPONSIBILITY OF THE HOMEOWNER.

## 2 CONCEPTUAL STREETSCAPE ENLARGEMENT

Scale: 1" = 20'-0"





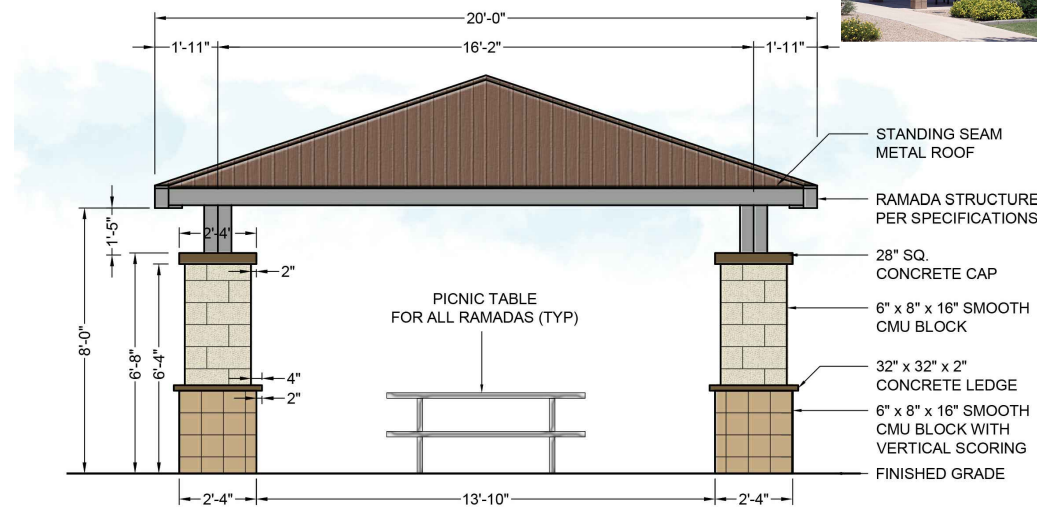


## 1 PLAYGROUND EQUIPMENT

NTS

### GENERAL NOTES:

1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., 'DENVER' MODEL. FINAL COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING OF THE LARGE SHADE STRUCTURE AND SUPPORTING STRUCTURAL ELEMENTS WILL BE A DEFERRED SUBMITTAL.



## 2 RAMADA

Scale: 3/8" = 1' - 0"



## 3 PERGOLA STRUCTURES









NTS



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05.22.2014



# WALLS LEGEND

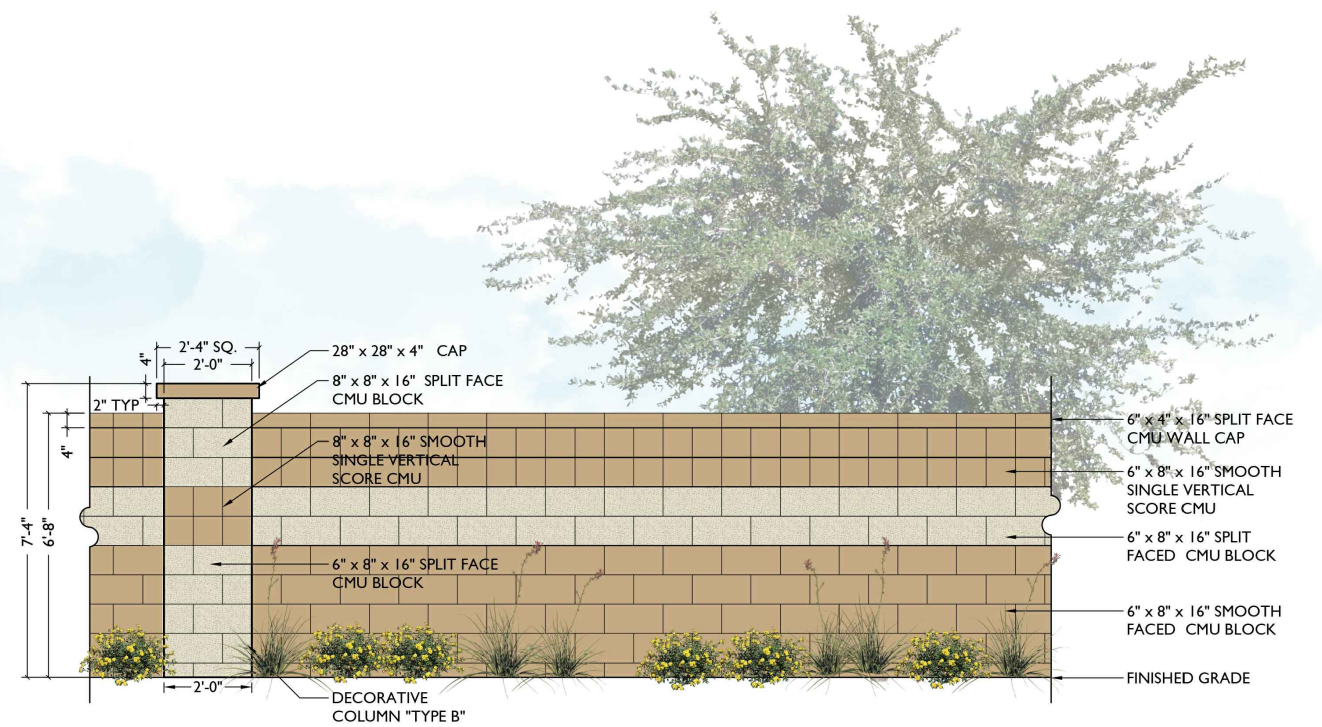
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	MAILBOX
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW FENCE
	10' DECOMPOSED GRANITE MULTI-USE PATH
	5' DECOMPOSED GRANITE WALK







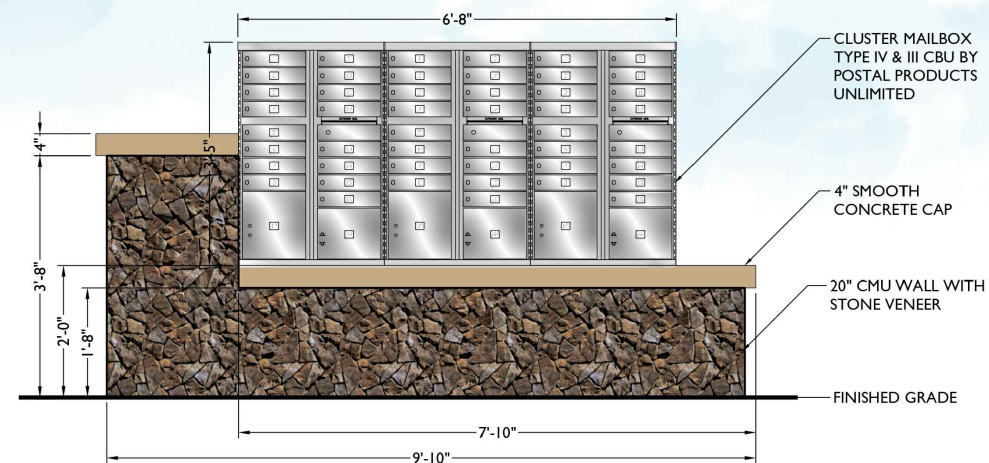
**1 PRIMARY THEME WALL**  
Scale: 1/2" = 1' - 0"



**2 SECONDARY THEME WALL**  
Scale: 1/2" = 1' - 0"



**3 PARTIAL VIEW WALL**  
Scale: 1/2" = 1' - 0"



**4 MAILBOX**  
Scale: 3/4" = 1' - 0"



LIGHTING LEGEND

SYMBOL	ITEM
U	Directional Up Light
P	Pedestrian Light
B	Bollard Light
R	Ramada Light

GENERAL NOTES:

1. Final location of landscape lighting fixtures to be determined in the field by Landscape Architect as determined by the Electrical Engineer (Refer to the lighting details for material, lens, lamp, finish and color of fixtures).





**BOLLARD LIGHT**  
KIM LIGHTING  
COMPACT BOLLARD MODEL CBLED

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE

\*FINAL LAYOUT AND PHOTOMETRICS TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**1** BOLLARD LIGHT  
NTS

**B**



**FLOOD ACCENT LIGHT**  
KIM LIGHTING  
MICRO FLOOD LED MODEL EL218

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE

\*FINAL PHOTOMETRICS AND LAYOUT TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**2** UP / FLOOD LIGHT  
NTS

**U**



**PEDESTRIAN LIGHT**  
KIM LIGHTING  
17" ERA PICOEMITTER LED MODEL RA17

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE  
ARM: POST TOP CROOK

\*FINAL PHOTOMETRICS AND LAYOUT TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**3** PEDESTRIAN LIGHT  
NTS

**P**



# MATERIALS & COLOR BOARD



DOG WASTE STATION  
by: Zero Waste USA - JJB204, Color Green



TRASH RECEPTACLE  
by Wabash Valley, Color Bronze



PICNIC TABLE  
by Wabash Valley, Color Bronze



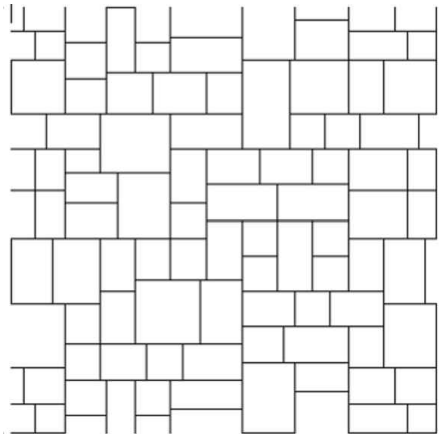
LANDSCAPE BENCH  
by Wabash Valley, Color Bronze



BIKE RACK  
by Wabash Valley, Color Bronze



SHADE STRUCTURE  
by Tensile Shade Products: SUNAMI, Color  
Claret Or Equal



DECORATIVE VEHICULAR PAVING  
Pattern



DECORATIVE VEHICULAR PAVING



CMU  
Split Face By Superlite Block, Color Bone



CMU  
Vertical Score By Superlite Block, Color Umber



STONE VENEER  
Appalachian Fieldstone By Coronado Stone  
Color Dakota Brown



DECOMPOSED GRANITE  
Color: Table Mesa Brown - 3/8" Screened For  
Landscape Area & 1/4" Minimums For Paths